

BALLANTRAE SECTION 8 PART 2 FINAL PLAT

(INCLUDING A VACATION OF PORTIONS OF
WOERNER-TEMPLE ROAD AND A REDEDICATION
OF PORTIONS OF WOERNER-TEMPLE ROAD)

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 6953, containing 8.191 acres of land, more or less, said 8.191 acres being comprised of part of those tracts of land conveyed to EDWARDS GOLF COMMUNITIES, LLC by deeds of record in Instrument Numbers 200009290198680, 200110220242689, and 200710010171311, a part of said 8.191 acres further being a vacation of portions of Woerner-Temple Road, all references being to those of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, EDWARDS GOLF COMMUNITIES, LLC, an Ohio limited liability company, by CHARLES P. DRISCOLL, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "BALLANTRAE SECTION 8 PART 2", a subdivision containing Lots numbered 580 to 595, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Cosgray Road and Trafalgar Lane shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", or "Sidewalk Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of public and quasi public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of EDWARDS GOLF COMMUNITIES, LLC, has hereunto set his hand this 16 day of MAY, 2011.

Signed and acknowledged
in the presence of:

EDWARDS GOLF
COMMUNITIES, LLC

Susan Casby
Susan Casby

By Charles P. Driscoll
CHARLES P. DRISCOLL,
Vice President

Susan Wilgus
Susan Wilgus

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CHARLES P. DRISCOLL, Vice President of said EDWARDS GOLF COMMUNITIES, LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said EDWARDS GOLF COMMUNITIES, LLC for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 16th day of May, 2011.

My commission expires 6-25-2015

Susan Wilgus
Notary Public,
State of Ohio



SUSAN WILGUS
Notary Public
In and For the State of Ohio
My Commission Expires
June 25, 2015

Approved this 17 day of MAY,
2011

Paul S. Langworthy
Secretary of Planning Commission,
Dublin, Ohio

Approved this 7th day of June,
2011

Debra Hamann
City Engineer,
Dublin, Ohio

Approved this 7th day of November, 2005 by vote of Council, wherein all of the Cosgray Road and Trafalgar Lane and shown dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio. The City of Dublin, Ohio, by its approval and acceptance of this plat does hereby vacate the portions of Woerner-Temple Road as shown hereon by hatching (see hatch legend) and does hereby rededicate the portions of Woerner-Temple Road as shown hereon by hatching (see hatch legend).

In Witness Whereof I have hereunto set my
hand and affixed my seal this 7th day of
June, 2011

Anne C. Clarke
Clerk of Council,
Dublin, Ohio

Transferred this 22nd day of June,
2011

Clarence C. Mingo II
Auditor,
Franklin County, Ohio

Sharon Christian
Deputy Auditor,
Franklin County, Ohio

Filed for record this 22 day of JUNE, 2011
at 12:03 PM. Fee \$ 172.80

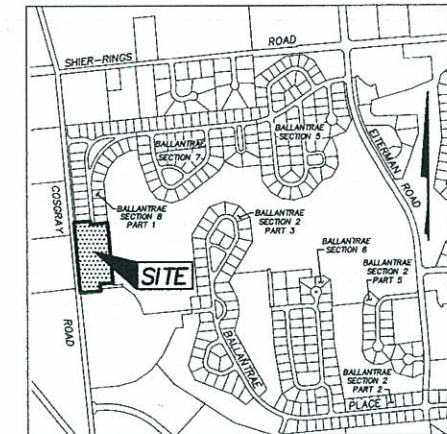
File No. 201106220077898

Daphne Hawk Inc
Recorder,
Franklin County, Ohio

Recorded this 22 day of JUNE,
2011

Margaret A. Cumberland
Deputy Recorder,
Franklin County, Ohio

Plat Book 114, Pages 46-47



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Ballantrae Section 1 Part 1" of record in Plat Book 98, Pages 30 and 31, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Royal Dublin Drive has a bearing of North 05°46'18" West.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

TRANSFERRED

JUN 22 2011

AUDITOR
FRANKLIN COUNTY, OHIO

SURVEYED & PLATTED
BY

EMHT

Evans, Mechwart, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43204
Phone: 614.775.4000 Fax: 614.775.8600

M C M K K V I

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

o = Iron Pin (See Survey Data)
MAG Nail to be set
o = Permanent Marker (See Survey Data)

By [Signature]
Professional Surveyor No. 8250

5/13/11
Date

Ballantrae Section 8 Part 2 is out of:
Parcel Number 274-000300 = 1.613 Acres
Parcel Number 274-000296 = 0.223 Acres
Parcel Number 274-000309 = 0.978 Acres
Parcel Number 274-000306 = 1.942 Acres
Parcel Number 274-000344 = 3.282 Acres
Parcel Number 274-000341 = 0.153 Acres



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Ballantrae Section 8 Part 2 in effect at the time of platting of Ballantrae Section 8 Part 2 specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: As shown hereon
Side: 7 feet one side; 15 feet total
Rear: 25 feet (30 feet along Golf Course)

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B" - FEMA ZONE: At the time of platting, all of Ballantrae Section 8 Part 2 is in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0153 K with effective date of June 17, 2008.

NOTE "C" - PUBLIC ACCESS EASEMENT: Within those areas of land in Lots 587 to 595, both inclusive, shown hereon by hatching and designated "Public Access Easement", a nonexclusive easement is hereby reserved for constructing/installing and maintaining a paved bicycle and pedestrian path for use by the public. Unless otherwise approved by the Dublin City Engineer, all above-ground utility structures are hereby prohibited within said Public Access Easement area provided that nothing herein shall prohibit such structures where permitted by existing grants of easement.

NOTE "D" - FENCES: No fences may be placed in a drainage easement area. Fences, where permitted in the Ballantrae Section 8 Part 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

NOTE "E" - PARKING: The City of Dublin, Ohio may restrict or eliminate on-street parking along the side of the pavement within Trafalgar Lane where indicated by the "No Parking" designation hereon. The owners of the fee simple titles to all of the lots in Ballantrae Section 8 Part 2, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.

NOTE "F" - VEHICULAR ACCESS: No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "G" - UTILITY PROVIDERS: Buyers of the lots in the Ballantrae Section 8 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Ballantrae Section 8 Part 2 for electric power is provided by American Electric Power and telephone service is provided by Ameritech.

NOTE "H" - SCHOOL DISTRICT: At the time of platting, all of Ballantrae Section 8 Part 2 is in the City of Hilliard School District.

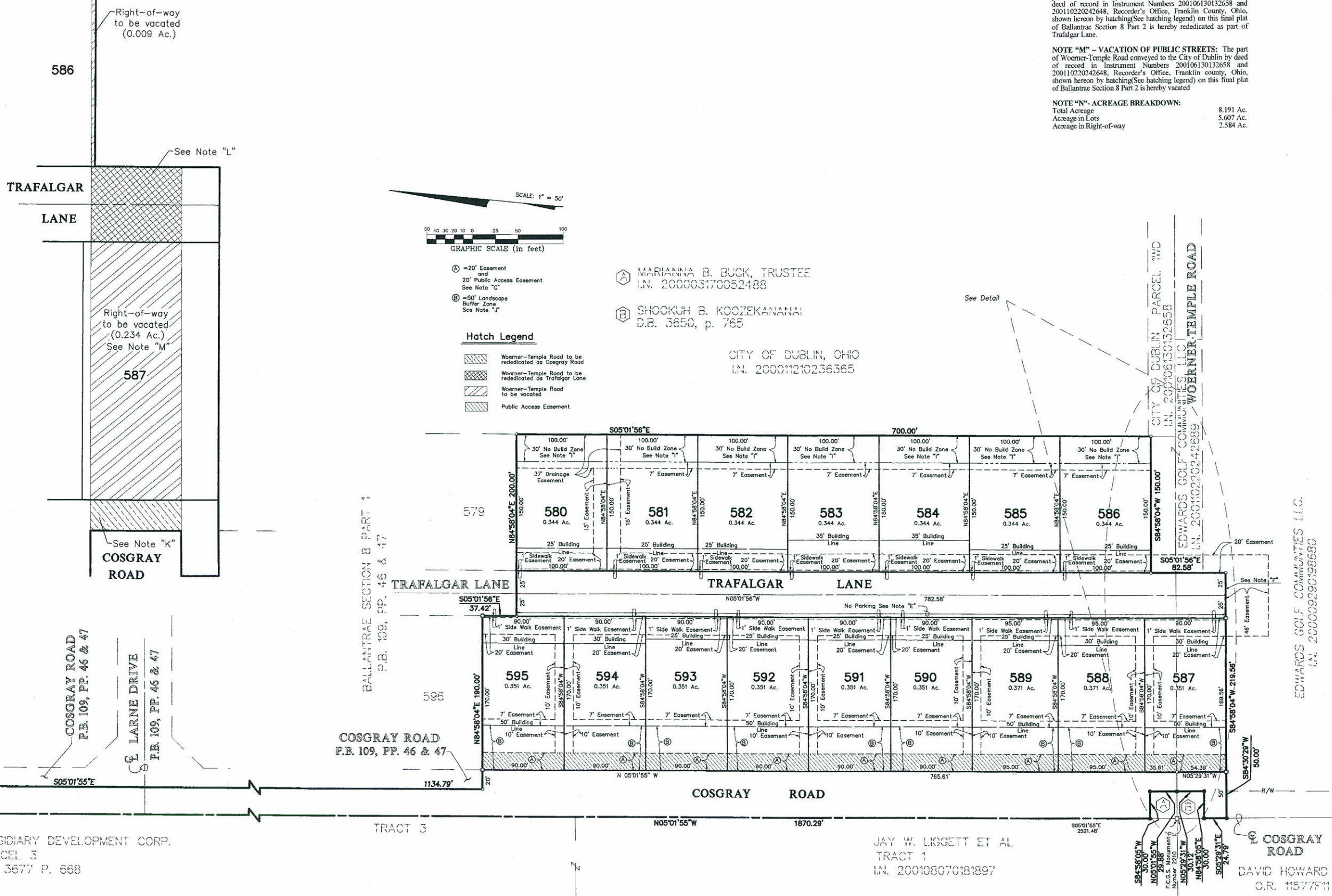
NOTE "I" - NO BUILD ZONE: A definition contained within the City of Dublin Codified Ordinance Section 152.002, for the areas designated as "No Build Zone". Nothing herein shall prohibit over lot grading, drainage facilities, utility lines and utility structures, including above grade utility structures within said "No Build Zone".

NOTE "J" - LANDSCAPE BUFFER ZONE: The area of land in each of Lots 587 to 595, both inclusive, designated hereon as "Landscape Buffer Zone" shall be improved with landscaping. Existing trees within said buffer areas shall be preserved using current and practical methods for doing so provided that trees that are dead or diseased may be removed therefrom. The owner of the fee simple title to each of said lots shall care for and maintain said landscaping and trees located within said owner's lot. The Ballantrae homeowner's association shall have and is hereby granted a nonexclusive right and easement, in and over said areas of land designated "Landscape Buffer Zone", to care for and maintain said landscaping and trees. Said association shall have the right but not the obligation to care for and maintain said landscaping and trees within each area designated "Landscape Buffer Zone" should the owner of the fee simple title thereof fail to do so.

DETAIL
No Scale

PLAT BOOK 114 PAGE 47

BALLANTRAE SECTION 8 PART 2



NOTE "K" - REDEDICATION OF PUBLIC STREETS: The part of Woerner-Temple Road conveyed to the City of Dublin by deed of record in Instrument Numbers 200106130132658 and 200110220242648, Recorder's Office, Franklin County, Ohio, shown hereon by hatching(See hatching legend) on this final plat of Ballantrae Section 8 Part 2 is hereby rededicated as part of Cosgray Road.

NOTE "L" - REDEDICATION OF PUBLIC STREETS: The part of Woerner-Temple Road conveyed to the City of Dublin by deed of record in Instrument Numbers 200106130132658 and 200110220242648, Recorder's Office, Franklin County, Ohio, shown hereon by hatching(See hatching legend) on this final plat of Ballantrae Section 8 Part 2 is hereby rededicated as part of Trafalgar Lane.

NOTE "M" - VACATION OF PUBLIC STREETS: The part of Woerner-Temple Road conveyed to the City of Dublin by deed of record in Instrument Numbers 200106130132658 and 200110220242648, Recorder's Office, Franklin County, Ohio, shown hereon by hatching(See hatching legend) on this final plat of Ballantrae Section 8 Part 2 is hereby vacated.

NOTE "N" - ACREAGE BREAKDOWN:

Total Acreage	8.191 Ac.
Acreage in Lots	5.607 Ac.
Acreage in Right-of-way	2.584 Ac.

SHIER RINGS ROAD
STEPHEN M. KELLY, TRUSTEE
I.N. 20010418008163
COSGRAY ROAD
P.B. 109, PP. 46 & 47
LARNE DRIVE
P.B. 109, PP. 46 & 47

SUBSIDIARY DEVELOPMENT CORP.
PARCEL 3
D.B. 3677 P. 668

JAY W. LIGGETT ET AL.
TRACT 1
I.N. 200108070181897

DAVID HOWARD
O.R. 115777F1

EDWARDS GOLF COMMUNITIES LLC
I.N. 200009290198680

CITY OF DUBLIN, OHIO
I.N. 200011210236365
EDWARDS GOLF COMMUNITIES LLC
I.N. 20010220242689

EDWARDS GOLF COMMUNITIES LLC
I.N. 20010220242689

EDWARDS GOLF COMMUNITIES LLC
I.N. 20010220242689